

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R33461 ✓

129/130

Property Information

property address: 807 MITCHELL  
legal description: MITCHELL-LAWRENCE-CAVITT, BLOCK 20, LOT 4  
owner name/address: ASKARI, SYED HASAN  
4601 SAINT ANDREWS DR  
COLLEGE STATION, TX 77845-4415  
full business name: N/A  
land use category: SF-RES type of business: N/A  
current zoning: C3 occupancy status: occup  
lot area (square feet): 10000 frontage along Texas Avenue (feet): N/A  
lot depth (feet): 200 sq. footage of building: 1468  
property conforms to: ☐ min. lot area standards ☒ min. lot depth standards ☐ min. lot width standards

Improvements

# of buildings: 1 building height (feet): 10 # of stories: 1  
type of buildings (specify): wood  
building/site condition: 3

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) \_\_\_\_\_

approximate construction date: accessible to the public: ☐ yes ☒ no  
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no  
other improvements: ☐ yes ☒ no (specify) \_\_\_\_\_  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use  
# of signs: \_\_\_\_\_ type/material of sign: \_\_\_\_\_  
overall condition (specify): \_\_\_\_\_  
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) \_\_\_\_\_

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 4  
lot type: ☐ asphalt ☒ concrete ☐ other \_\_\_\_\_  
space sizes: N/A sufficient off-street parking for existing land use: ☐ yes ☒ no  
overall condition: \_\_\_\_\_  
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

**Curb Cuts on Texas Avenue**

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

**Landscaping**

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☒ no  
comments: \_\_\_\_\_

**Outside Storage**

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)  
dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☒ yes ☐ no

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?  
☒ yes ☐ no (circle one) residential use residential zoning district  
is the property developable when required buffers are observed? ☐ yes ☒ no  
if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

**Other Comments:**

carport on side of house encroaches  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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